



**10 RYDAL ROAD,
HAMBLETON, FY6 9BN**

£209,995



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1 Vicarage Road, Poulton Le Fylde, FY6 7BE

01253 894494

sales@butsonblofeld.co.uk

***DECEPTIVELY SPACIOUS THREE-BED DORMER BUNGALOW
WITH FANTASTIC POTENTIAL ***

THIS SUPRISINGLY SPACIOUS HOME HAS BEEN VERY WELL MAINTAINED OVER THE YEARS. IDEAL FOR A GROWING FAMILY WITH SPACIOUS ROOMS AND GOOD SIZED GARDENS. THE PROPERTY BRIEFLY COMPRISES; LARGE FRONT RECEPTION ROOM, KITCHEN AND CONSERVATORY, THREE BEDROOMS AND TWO BATHROOMS. EXCELLENT FURTHER POTENTIAL.

GAS CENTRAL HEATING AND DOUBLE GLAZING, AMPLE DRIVE PARKING, GARAGE AND MAINTAINED GARDENS.

NO CHAIN, A MUST VIEW.



LOCATION: Rydal Road leads off Coniston Avenue and can be accessed from either Kiln Lane or Carr Lane, conveniently situated a few minutes' walk from Hambleton shops, schools and transport service routes.

STYLE: Semi-detached, dormer bungalow.

CONDITION: A well-maintained property throughout just ready for general updating and modernisation. Great potential.

ACCOMMODATION: Comprising, Ground floor; side entrance vestibule and hallway with staircase leading off. Good size lounge and sitting area to the front, kitchen and conservatory to the rear with utility area. Bedroom/dining room with built in cupboard, bathroom and W.C combined. First floor; lading area with walk in cupboard. Two double bedrooms, one with ensuite shower room.

OUTSIDE: Long tarmac driveway with well-maintained front lawn and borders, access to a detached garage. Good size rear garden with paved patio and lawns. Side surrounding borders and further storage space to the side of the garage.

SERVICES: All mains services are connected, gas central heating and double-glazing.

TENURE: We are advised the tenure of the property is Freehold.

COUNCIL TAX: The property is listed as Council Tax Band C (Wyre council).

VIEWINGS: By arrangement through the Agents office.